

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – February 18, 2009

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, February 18, 2009, at the Township Municipal Building, Rte 715, Brodheadsville, by Larry Smith

Present: Larry Smith, Dick Rodenbach, Dave Johnson, Chris Eckert, Nick Caprioli, Engineer Chris McDermott, Atty. Tim McManus and Office Manager Cathy Martinelli.

Absent: Township Manager David Albright, Dave Gordon and Matt Connell.

The **Pledge of Allegiance** to the Flag was led by Dick Rodenbach

Minutes. On motion made by Nick Caprioli, seconded by Dave Johnson it was voted to approve the minutes of January 21, 2008 re-org and commission meeting, as distributed. (5-0)

Submittals:

Altomose, Hilda & William. (Minor & Lot Line Adjust) George Fetch. Engineer McDermott said this plan is ready for acceptance. On motion made by Dave Johnson, seconded by Nick Caprioli it was voted to accept this plan for review. (5-0) Note: We must make sure this plan has been submitted to the County for review. (Plan date 1/14/09) **(90-day review ends 5/18/09)**

Plan Review:

Herfurth, Steward & Kathleen. (Minor Subdivision) Effort Associates. Bill Kresge was present on behalf of this plan. Engineer McDermott's comment letter dated 2/11/09 was reviewed. Comments 9, 10 and 24 are still outstanding as well as revising the driveway swale detail on the down slope side. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 2/11/09. (5-0) (Plan date April 2008) (Accepted 9/17/08) **(open ended waiver 12/3/08)** On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to recommend planning module approval to the Board of Supervisors. (5-0)

Skaflestad, Clyde. (Land Development Plan) George Collura. No one was present on behalf of this plan, however Engineer McDermott's comment letter dated 2/11/09 was reviewed. A brief discussion ensued and on motion made by Dave Johnson, seconded by Nick Caprioli it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's review letter dated 2/11/09. (5-0) (Plan date 3/30/06)(Received 3/31/06)(Accepted 4/19/06)**(open ended waiver 6/22/06)**(Rev. 10/4/07)

Hottenstein, Ester Estate (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 10/17/06)(Received 10/31/06)(Accepted 11/15/06)(**open ended waiver 1/26/07**)(Rev. 1/8/07) (SEO: planning module ready for approval)

Kinsley's Plaza Phase I (Prelim LDP) Niclaus Engineering. Lou Cozza was present on behalf of this plan. They are still waiting on outside agency approvals. A workshop is scheduled for 2/23/09 with the Board of Supervisors and Penn Dot regarding road issues. A brief discussion ensued, and on motion made by Dave Johnson, seconded by Chris Eckert it was voted to conditionally approve this preliminary plan subject to satisfactorily addressing Engineer McDermott's review letter dated 2/17/09. (5-0) (Accepted 9/19/07)(**open ended waiver 6/17/08**)(Rev. 12/4/07, 1/30/08,5/2/08,6/3/08,12,5,08,1/26/09) (SEO: Planning module submitted to the state)

Applegate Land Development (Prelim Land Dev) RJD Engineering. It was asked via phone to table this plan tonight. On motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to table this plan. (5-0) (Plan date 6/7/99)(Accepted 10/17/07)(**open ended waiver 12/20/07**)(Rev. 2/8/08,11/20/08)(SEO: testing complete no planning required. The plot plan should reflect an accurate to scale sizing of the absorption beds to insure that all isolation distances maybe maintained. Soil probes and perc tests should be accurately located).

Allahand, Benjamin Estate (Minor Subdivision) Brian Courtright, PLS. It was asked via phone to table this plan tonight. On motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to table this plan tonight. (5-0) (Plan date Jan 2008) (**open ended waiver 6/18/08**)(SEO: module submitted)

Liquid Fence Facility (Land Development Plan) Borton-Lawson. It was asked via phone to table this plan tonight. On motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to table this plan tonight. (5-0) (Plan date 6/30/08) (Accepted 7/16/08) (**open ended waiver 10/8/08**) (SEO: planning module ready for approval)

Sketch Plan.

Gilbert Post Office (Sketch Plan) A&E Group. Engineer McDermott's comment letter dated February 11, 2009 was reviewed. It was the consensus of the Commission that sidewalks should be considered. Applicant may wish to provide a cross connection with Palmerton National Bank. Reserve sewage area will be required, as well as addressing all the comments of the February 11, 2009 letter.

Dr. William Keer, New Veterinary Hospital. (Sketch Plan) Dolan Construction. Engineer McDermott's comment letter dated February 18, 2009 was reviewed. A brief discussion ensued. It was the consensus of the commission to address the Engineer McDermott's letter dated February 11, 2009.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed. Chestnuthill Township Lot Line Adjustment.

Other Business. Dave Johnson asked the Commission to consider an alternate date to hold the Planning Commission meeting in case of a cancellation. A brief discussion ensued and on motion made by Dave Johnson, seconded by Dick Rodenbach, the Planning Commission meeting needs to be cancelled due to weather or lack of a quorum it will be rescheduled to the fourth (4th) Wednesday of the month at 7:00 p.m. (5-0) Cathy will advertise this.

Public Comment. None.

Adjournment. There being no further business, on motion made by Nick Caprioli, seconded by Dave Johnson it was voted to adjourn at 8:05 p.m. (5-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary

